



City of El Paso – City Plan Commission Staff Report

Case No: SURW15-00001 Durango Street Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: February 26, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of San Antonio Ave. and West of El Paso St.
Acreage: 0.55 acres
Rep District: 8
Existing Use: Street right-of-way
Existing Zoning: C5 (Commercial) & M1 (Manufacturing)
Proposed Zoning: N/A
Property Owner: City of El Paso
Applicant: City of El Paso
Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing) / Union Pacific Railroad
South: U-P (Union Plaza) / Mixed Use
East: C5 (Commercial) / Civic Center
West: U-P (Union Plaza) / Mixed Use

PLAN EL PASO DESIGNATION: G1, Downtown

APPLICATION DESCRIPTION

The applicant is proposing to vacate approximately .55 acres of right-of-way within the Union Plaza special district. The vacation includes a portion of San Francisco Street beneath the Durango street overpass and a portion of Durango Street abutting the El Paso Downtown Convention Center to the west. This right-of-way vacation will accommodate the city's Pedestrian Pathway Project and provide a walkable environment that will connect the city's arts and entertainment districts. Access and utility easements will be retained within the vacated property.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on February 16, 2015. The Planning Division did not receive any opposition to the request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of this vacation subject to the

following conditions:

Planning Division Recommendation:

Staff recommends **approval**.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

No objections.

Parks and Recreation Department

We have reviewed **Durango Street Overpass**, a survey map and offer “No” objections to this proposed easement vacation request.

El Paso Water Utilities

Water:

1. A portion of the rights-of-way to be vacated shall remain full-width utility easements. The portion is to accommodate the facilities described below.
2. There is an existing 8-inch diameter main that extends along the western portion of Durango St. located approximately 3 feet east of the western curb of the road. An 8-inch diameter main extends along San Francisco St. located approximately 20 feet north of the southern right of way line. A portion of these mains are located within the most northwestern section of the area to be vacated.
3. There is an existing fire hydrant located at the northwest corner of Durango St. and San Francisco St. within the most northwestern section of the area to be vacated.

Sewer:

4. There are no sanitary sewer mains in the area to be vacated.

General:

5. EPWU-PSB requires access to the water facilities and appurtenances 24 hours a day, seven days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced utility easement without the written consent of EPWU-PSB. The placement of trees or planters shall be 10-feet away from any water/sewer facility.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

TxDOT

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

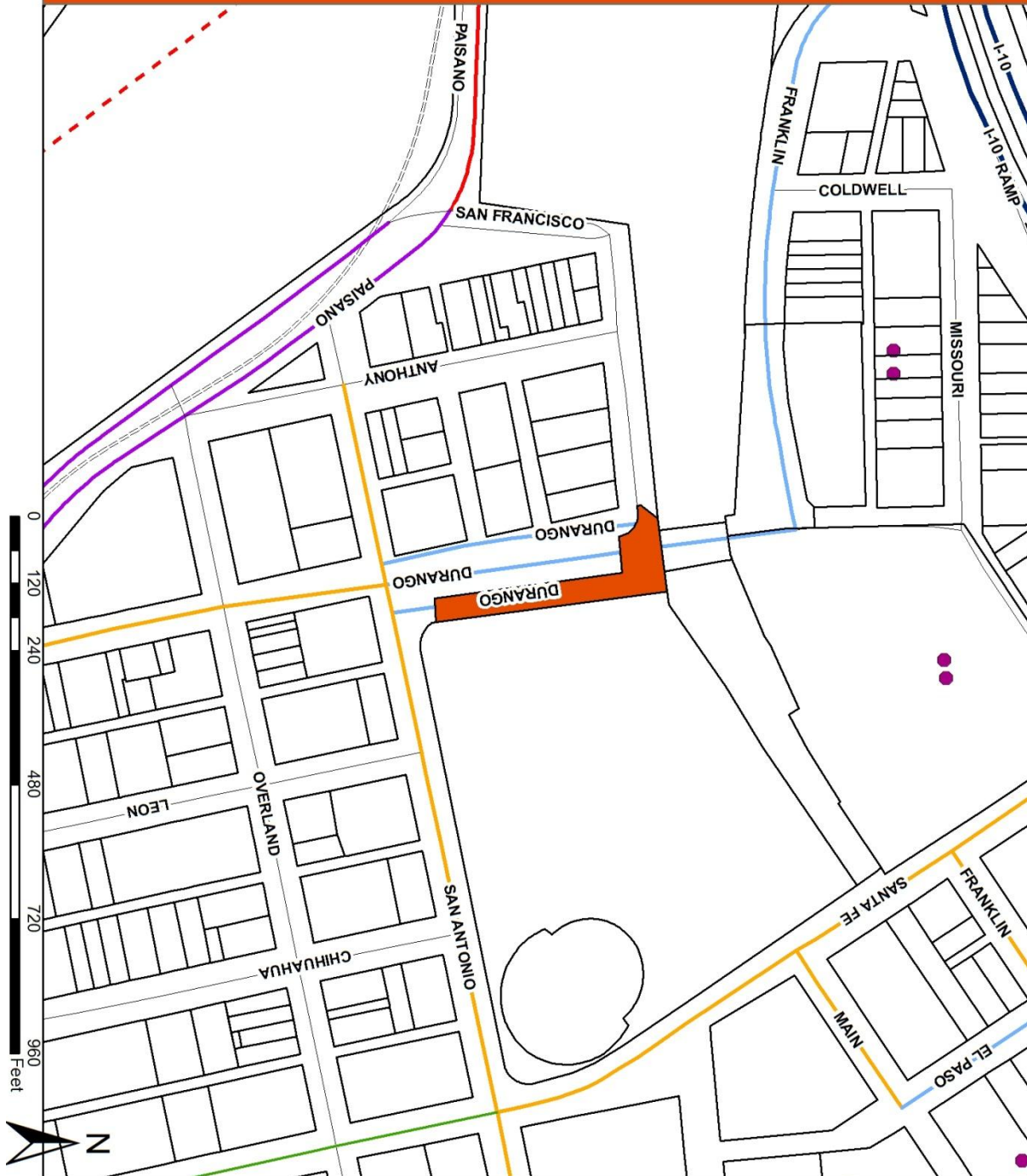
No comments received.

Attachments

1. Location Map
2. Aerial Map
3. Survey
4. Metes & Bounds
5. Application

ATTACHMENT 1

Durango Street Vacation

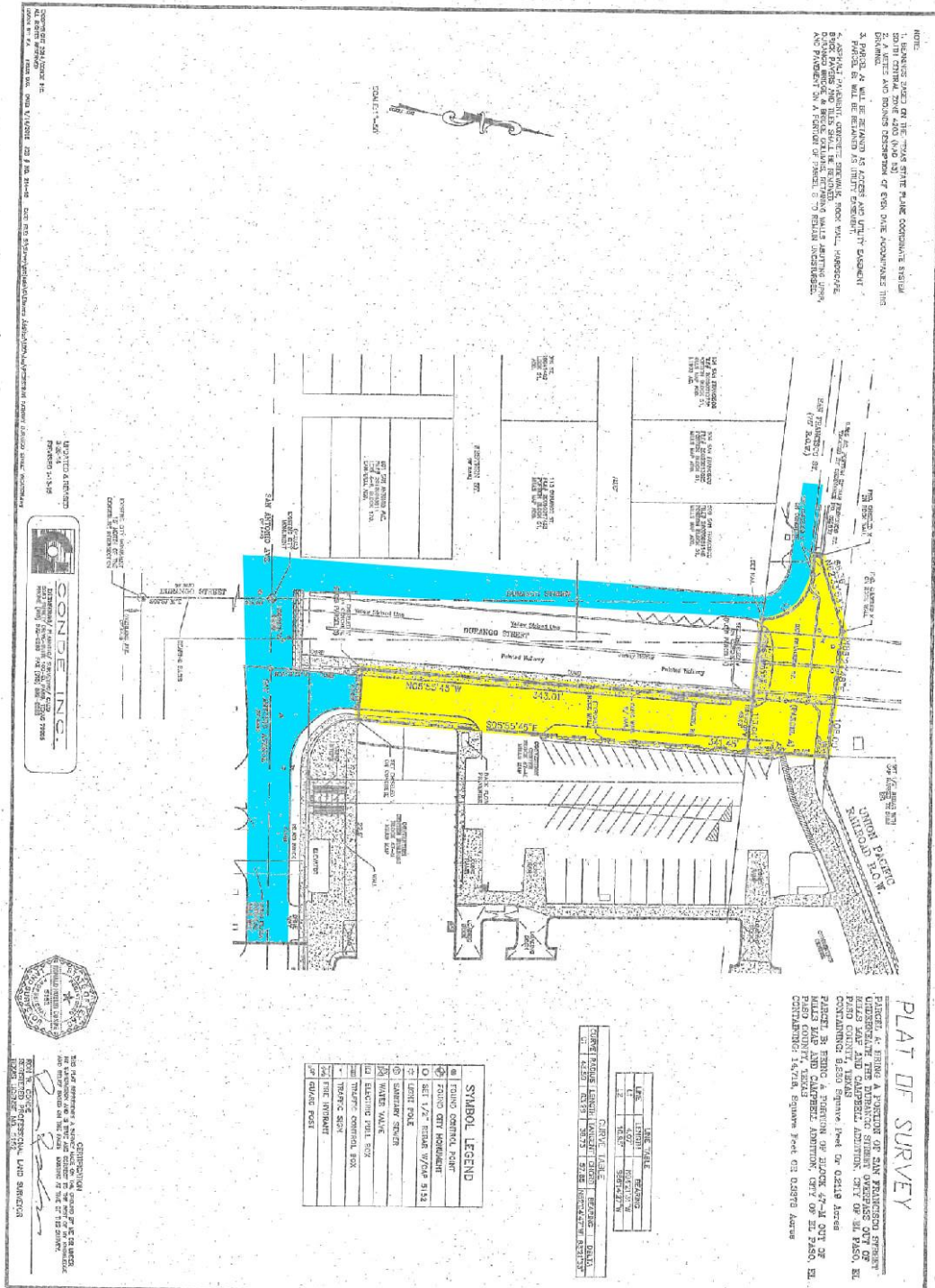


ATTACHMENT 2

Durango Street Vacation



ATTACHMENT 3



ATTACHMENT 4

Prepared for: The City of El Paso
January 13, 2015
(PARCEL A)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of San Francisco Street Underneath the Durango Street Overpass, out of Mills Map Campbell Addition, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at an existing City of El Paso brass disk monument at the centerline intersection of Durango Street and San Antonio Avenue from which an existing City of El Paso brass disk monument lying 15 feet north of the centerline intersection of Overland Avenue and Durango Street bears, South $9^{\circ}57'39''$ East a distance of 279.09 feet; Thence along the centerline of San Antonio Avenue, North $80^{\circ}02'21''$ East a distance of 60.00 feet to a point, Thence leaving said center line, North $09^{\circ}57'39''$ West a distance of 80.96 feet to a set chiseled v on concrete at the face of wall of the Durango Street overpass Thence along said wall, North $05^{\circ}55'45''$ West a distance of 343.00 feet to a point on the southerly right of way line of San Francisco Street for the "TRUE POINT OF BEGINNING"

Thence along said right of way line, South $86^{\circ}09'07''$ West a distance of 70.02 feet to a set nail in asphalt;

Thence 63.29 feet along the arc of a curve to the left which has a radius of 43.50 feet a central angle of $83^{\circ}21'33''$ a chord which bears North $52^{\circ}04'47''$ West a distance of 57.85 feet to a set chiseled v on concrete curb;

Thence, South $86^{\circ}14'27''$ West a distance of 16.95 feet to a set chiseled v on concrete curb;

Thence, North $04^{\circ}21'31''$ West a distance of 4.07 feet to a found chiseled x on concrete on the southerly line of a Vacated portion of San Francisco Street by ordinance No. 018007, passed and approved on May 7, 2013;


Thence along said line, North $62^{\circ}33'53''$ East a distance of 68.36 feet to a found chiseled x on rock wall on the northerly right of way line of San Francisco street;

Thence along said line, North $86^{\circ}21'48''$ East a distance of 108.00 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the westerly line of the El Paso Civic Center as shown on map of Mills Addition as prepared and on file at the City of El Paso Engineering Department ;

Thence along said line, South $05^{\circ}55'45''$ East a distance of 69.63 feet to a set chiseled v on concrete sidewalk;

Thence leaving said line, South $86^{\circ}09'07''$ West a distance of 43.03 feet to the TRUE POINT OF BEGINNING" and containing 9,230 square feet. Or 0.2119 acres of land more or less.

Note: A Drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No 5152



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286

Prepared for: The City of El Paso
January 13, 2015
(Parcel B)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Block 47, Mills Map and Campbell Addition, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at an existing City of El Paso brass disk monument at the centerline intersection of Durango Street and San Antonio Avenue from which an existing City of El Paso brass disk monument lying 15 feet north of the centerline intersection of Overland Avenue and Durango Street bears, South $9^{\circ}57'39''$ East a distance of 279.09 feet; Thence along the centerline of San Antonio Avenue, North $80^{\circ}02'21''$ East a distance of 60.00 feet to a point, Thence leaving said center line, North $09^{\circ}57'39''$ West a distance of 80.96 feet to a set chiseled v on concrete at the face of wall of the Durango Street overpass for the "TRUE POINT OF BEGINNING"


Thence along said wall, North $05^{\circ}55'45''$ West a distance of 343.01 feet to a point on the southerly right of way line of San Francisco Street;

Thence along said right of way line, North $86^{\circ}09'07''$ East a distance of 43.03 feet to a set nail in asphalt on the westerly line of the El Paso Civic Center as shown on map of Mills Addition as prepared and on file at the City of El Paso Engineering Department ;

Thence along said line, South $05^{\circ}55'45''$ East a distance of 341.45 feet to a set chiseled v on concrete sidewalk;

Thence leaving said line, South $84^{\circ}04'15''$ West a distance of 43.00 feet to the TRUE POINT OF BEGINNING" and containing 14,716 square feet. Or 0.3378 acres of land more or less.

Note: A Drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No 5152



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ATTACHMENT 5



CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: January 15, 2015

File No. SURW15-00001

1. APPLICANTS NAME City of El Paso
ADDRESS 300 N. Campbell St ZIP CODE 79912 TELEPHONE (915) 212-1803
2. Request is hereby made to vacate the following: (check one)
Street X Alley _____ Easement _____ Other _____
Street Name(s) Portion of San Francisco / Durango Streets Subdivision Name Portion of Mills & Campbell Addition
Abutting Blocks 47M Abutting Lots _____
3. Reason for vacation request: Pedestrian Pathway Project Phase 1.2B; the vacation will provide a friendly pedestrian environment that will connect the Arts and Entertainment Districts.
4. Surface Improvements located in subject property to be vacated:
None _____ Paving X Curb & Gutter X Power Lines/Poles _____ Fences/Walls X Structures Other _____
5. Underground Improvements located in the existing rights-of-way:
None _____ Telephone _____ Electric _____ Gas X Water X Sewer _____ Storm Drain X Other _____
6. Future use of the vacated right-of-way:
Yards X Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other _____
7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment _____ Subdivision _____ Building Permits _____ Other NONE
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: City Manager Tomás Gonzalez

REPRESENTATIVE: Project Manager Gilbert Guerrero

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085